

**Preliminary Land Use Service (PLUS) Meeting
Room 133, Haslett Armory
122 William Penn Street
Dover
November 29, 2006**

Applicants should arrive at least 15 minutes before their appointed time.

Revised 11/9/06 PLUS 2006-11-04 added to agenda

- I. 8:30AM **Pre-Meeting Discussion – PLUS Reviewers**
- II. 9:00AM **Review and Discussion: Showfield (PLUS 2006-11-11)**
Location: Adjacent to and east of Theodore Freeman Highway, south and west of Gills neck Road, adjacent to and north of Breakwater subdivision, partially in Lewes
Project: Rezoning and site plan review for 600 residential units on 230 acres.

NOTE: The project is partially in the City of Lewes and partially within Sussex County. The applicant intends to seek annexation into the City of Lewes.
- III. 9:45AM **Review and Discussion: Ridgewood Manor Expansion (PLUS 2006-11-05)**
Location: US 13 south of Smyrna adjacent to the existing Ridgewood Mobile Home Park
Project: Rezoning of 8 acres from AC to RMH to expand an existing mobile home park
- IV. 10:15AM **Review and Discussion: Big Oak Commons (PLUS 2006-11-12)**
Location: Corner of US Route 13 and Brenford Road
Project: Site plan review for 103,952 sq. ft. shopping center on 15 acres near Smyrna
- V. 10:45AM **Review and Discussion: Meyer Property (PLUS 2006-11-10)**
Location: West of Magnolia along the north side of Woodleytown Road, the west side of Briarbush road, and the south side of Millchop Lane
Project: Site plan review for 493 residential units on 166 acres in Kent County
- VI 11:30 AM **Review and Discussion: Byler Farm (PLUS 2006-11-08)**
Location: North Side of Denny's Road, 0.3 miles west of Blue Heron Road
Project: Site plan review for 60 residential units on 61 acres located in Level 4 (Kent County)

VII 11:45 PM **Review and Discussion: Heron Creek (PLUS 2006-11-07)**
Location: North Side of Hazletville Road, .14 miles west of Apple Grove School Road
Project: Site plan review of 62 residential units on 62.9 acres located in Level 4 (Kent County) located the Environmentally Sensitive Developing Area (Sussex County)

VIII 12:00 PM **Review and Discussion: Windsor Farm South (PLUS 2006-11-04)**
Location: Wilson Hill Road, north of the intersection of Gravelly Branch Road and Route 404
Project: Site plan review for 225 residential units on 150 acres located in Level 4 (Sussex County)

The agenda items times are approximate and subject to change. This agenda is subject to change to include additional items or the deletion of items, which arise at the time of the meeting.